

# Emerald Green Newsletter

emeraldgreeninfo.org

October / November 2018

## Recreation Board News

**The Annual Rec Board meeting will be held on November 20, 2018 at 7:00 p.m. in the Clubhouse. See page 5 for the election form, follow the directions and make your vote count!**

We would like to sincerely thank “Limo” Mike Mont Pas for his many years of serving on the Rec Board. He was part of the team that made the big improvement to the Clubhouse kitchen and the massive pond renovation. We extend a warm welcome to Villa owner and new Board member, Leslie Miller. Leslie was appointed as a temporary replacement and is up for election in November. She’s already proving to be an asset to the Board!



The end of pool year party was quite the success despite chilly weather. All enjoyed barbequed hamburgers and hot dogs (again, thanks to John O.!) and lots of shared dishes and desserts! Thank you to all who helped to make this party so much fun! Instead of swimming, we played games and visited with neighbors.

The pool is closed for the season, much to the dismay of many pool-goers (just look at that sad face). Thank you Ken and pool attendants for another great year! Residents enjoyed one last warm day and the next day was for the dogs!

We just had another garage sale. What is the consensus of the residents—should we limit the sale to once per year? Springtime or Fall? Let us know your thoughts!

**CHILI COOK-OFF!!!** We will hold a chili cook-off in the Clubhouse on November 17 beginning at 5:00 p.m. This will also be a game night! Please bring a side dish or dessert to share, if possible — unless you are one of the chili chefs! We will provide: cooked macaroni, onions, shredded cheese, oyster crackers and sour cream as chili fix-in’s, plus pop and water. Call Nick Battaglia to enter as a chef OR message him on Facebook. Votes will decide who wins a \$25 gift card!

**HOLIDAY DECORATING**— will take place in the Clubhouse on Sunday, November 25 beginning at 2:00 p.m. If you’d like to help, please do so. The more the merrier!



# Condo News

## Annual Meeting

Join us for the Annual Homeowners Meeting November 14, 2018, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

## November Election

The election of board members will take place at The Annual Homeowners Meeting on Wednesday, November 14, 2018 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2019 budget to all owners.

## Major Projects for 2018

The Board is undertaking the following projects during the year:

1. Partial replacement of exterior siding and trim on 4 buildings (2S601, 2S621, 2S641, 2S661 Enrico Fermi Ct.). All buildings are repaired and painted. The next steps are adding letters and trim to the garage doors
2. Phased replacement of balconies.
3. Partial asphalt repairs/replacement. Asphalt repairs are completed. Seal coating was not done this year.
4. Concrete replacement. Concrete replacement is completed except for 29W470B which will be completed when the wall is finished.
5. Drainage remediation. Drainage remediation was completed in July.
6. Retaining wall. Work to resume when ComEd completes the installation of new lines to the transformer at the top and around the sides of the wall.

## Email Blasts

Currently 194 homeowners receive email blasts from the Board, 52 homeowners do not. If you would like to receive email blasts, please fill out the attached form and return the paperwork to the management company. The return address can be found under Board Meetings and Information; Condo Property Management. The email blast gives out information about upcoming board meetings, garbage pickup, emergency issues, etc.

## Carpet Cleaning

Carpet cleaning is scheduled for October 22-26. Please be sure to remove all items out of the hall.

## Landscaping

Final cleanup of the grounds by Alan Landscaping is November 14.

## Snow Plowing

Stonehill Landscaping is contracted to plow after 2 inches of snow has fallen beginning November 1 and ending on April 1. Emerald Green Condo Association has provided ice melt for your use on the sidewalks and driveways. The ice melt is located under the stairs in a bucket or in a bag. For refills of ice melt, contact Northwest Property at 815-459-9187 x216.

## Space Heaters and Water

The space heaters in the common hallways will be turned on early November. At the same time the outside water will be turned off and the hoses disconnected from the water spigots.

## Water Heaters

When replacing your water heater, instruct the service provider to install a pan below the water heater. If and when your water heater leaks, the pan will catch the water instead of the floor/carpet or your neighbor's ceiling. The life expectancy of a water heater is 7-10 years. How to remember the age of the water heater – take a black marker and write the date the water heater was installed.



## Insulation Company

For those who requested the name of the insulation company that was here several years ago to install insulation into the attic, please contact:

Valley Insulation  
P.O. Box 8543  
Bartlett, IL 60103  
847-931-7227

## Condo Sales

As of August 31, 2018, five condos were sold:

2S414 Emerald Green Dr. Unit G  
29W381 Emerald Green Dr. Unit A  
2S409 Emerald Green Dr. Unit H  
2S380 Emerald Green Dr. Unit A  
2S380 Emerald Green Dr. Unit C

As of August 31, 2018, there were no bank owned properties.

*If you are planning on selling your condo this year, please check our web site at [www.nwpropertymanagement.net/emeraldgreen](http://www.nwpropertymanagement.net/emeraldgreen) to see how you can advertise your condo for free.*

# Villa News

**The next Board meeting is the Annual Meeting on Tuesday, October 2, 2018 at 7:30 p.m. at the Clubhouse.**

There will be 2 positions up for election at that time. Ray Eifert and Kathi Newell will be seeking re-election. Currently there is a vacancy on the Board which needs to be filled at this time. Owners should have received a Notice of Annual Meeting, together with a Candidates Come Forward Form and Revocable Proxy from Baum Property Management. Ballots will be distributed at the Annual Meeting. If you are interested in running for the Board, kindly complete the Candidates Come Forward Form and return same to Baum Property Management prior to October 1, 2108 to be listed on the Ballot. Nominations will also be accepted from the floor during the Annual Meeting. If you have ever considered or are interested in being on the Board, now is your time. The Board urges all Owners to attend the Annual Meeting as a quorum is required to conduct the annual election and other official business. If an Owner is not able to attend the Annual Meeting, kindly mark, date, sign and promptly deliver your Proxy to Baum Property Management, any Board Member or Villa Owner who will attend the Annual Meeting to vote on your behalf. The Proxy is revocable and will not affect your right to vote in person in the event you attend the Annual Meeting.

Please be reminded that the common area is not to be used as storage. Therefore, all garbage cans must be stored inside of the unit or garage and not outside of the garage or unit. Owners who continue to store their garbage cans outside of their garage or unit will be sent a violation notice.

Landscaping: Progressive Landscaping will be cleaning the gutters in November after the leaves have fallen and performing their final fall clean up prior to November 30, 2018.

REMINDER: Several years ago, Groot stopped picking up Emerald Green's yard waste. Arrangements were made with Progressive Landscaping to pick up our yard waste bags. Please be reminded that these services are not contained in the Progressive Landscaping Contract and such services are being performed as a courtesy. Progressive Landscaping did not increase their Contract rate to cover such services. Please also be reminded that Progressive Landscaping has limitations as to the amount of excess yard waste due to their truck's capacity and landfill restrictions. Therefore, Owners' yard waste bags may not be picked up. Owners are required to notify the management company and obtain prior approval before undertaking a large landscape removal project (this includes any landscaping work in the common area including, but not limited to cutting of branches from trees and bushes). Without prior management company approval, the picking up of excessive yard waste cannot be guaranteed. Remember: All yard waste must be contained in proper brown paper yard waste bags.



An Owner who would like to make an architectural change to any unit or common area, including, but not limited to, landscaping changes, satellite dishes, installation of new windows or doors, etc., is required to obtain prior Board approval. Please be advised that contractors or any person is not permitted on the roofs of the Villa buildings without prior Board approval. Any contractor or person needing access to a roof is required to provide a Certificate of Insurance to David, property manager, prior to accessing a roof. For example, contractors or employees of satellite dish companies or cable companies are not permitted on a roof without providing a Certificate of Insurance to David and obtaining prior authorization from David.

The Board's regular meetings in 2018 are: Tuesday, March 6, 2018, Wednesday, April 25, 2018, Wednesday, June 27, 2018, Wednesday, August 22, 2018 and Wednesday, November 28, 2018. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 2, 2018 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact Dave Watgen, property manager, at Baum Property Management to report maintenance issues, obtain architectural change request forms and with general questions or concerns. Dave may be reached by emailing him at david@baumprop.com (preferred) or calling him at (630) 270-1827. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.

# Board Meetings and Information

**Recreation Board:** 3rd Tuesday of February, May, August and November—7:00 p.m.

**Condo Board:** 2nd Wednesday of January, March, May, July, September and November—7:00 p.m.

**Villa Board:** 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 2—7:30 p.m.

**Recreation Board:**

Nick Battaglia, President 773-820-1752  
Marina Neuman, Vice President 630-605-0832  
Marion Lake, Treasurer 630-393-7486  
Leslie Miller, Member-at-Large  
Lee Ann Meiborg, Secretary  
Clubhouse Reservations 630-393-7486

**Newsletter:**

Information due by the 25th of the month  
Editor: Lee Ann Meiborg

**Villa Board:**

Kathi Newell, President  
Ray Eifert, Vice President  
Kent Johnson, Vice President  
Jennifer Cooley, Treasurer  
\_\_\_\_\_, Secretary

**Villa Property Management:**

Baum Property Management  
Mailing address: P.O. Box 46,  
Aurora, IL 60507-0046  
David Watgen, Property Manager  
David@baumprop.com (preferred)  
David's phone no.: 630-270-1827

**Condo Board:**

Megan Paulsen, President  
Jeanine Ryan, Vice President  
Jerry Bucko, Treasurer  
Carol Zanker, Secretary  
Pat Burkowski, Asst. Secretary

**Condo Property Management:**

Northwest Property Mgmt.  
780 Tek Dr, Crystal Lake, IL 60014  
815-459-9187 ext 216 PamD@nwprop.com  
After hours Emergency..... 815-477-6887

**Garbage Removal & Appliance Removal:**

**Villas:** Groot 877-775-1200  
**Condos:** Waste Management 800-796-9696

**Regular pickup is Thursday.**

When New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas falls on Monday, Tuesday, Wednesday or Thursday, pickup is on Friday.

**CLUBHOUSE & NEWSLETTER AD INFORMATION**

**Newsletter Ads:**

Contact Nick Battaglia at 773-820-1752 to place an ad in the newsletter and to obtain pricing information!

**Clubhouse Rental:**

Cost to rent the clubhouse is \$75.00. The schedule is available on emeraldgreeninfo.org. To rent, call Marion at 630-393-7486 and leave a message. Clubhouse Keys: Contact Nick Battaglia at 773-820-1752. Cost is \$25.



# Emerald Green Recreation Association

## Annual Election

Date: November 20, 2018

Time: 7:00 p.m.

Place: Clubhouse

### **Villa Owners Only: Vote for one (1) only**

\_\_\_\_\_ Leslie Miller – 2 year term

\_\_\_\_\_ Write in candidate: \_\_\_\_\_ 2 year term

### **Condo Owners Only: Vote for one (1) only**

\_\_\_\_\_ Marion Lake – 2 year term

\_\_\_\_\_ Write in candidate: \_\_\_\_\_ 2 year term

**If you can't attend the Annual Meeting, please use this ballot to vote and then follow the instructions below.**

1. Fold your ballot
2. Put your ballot in an envelope
3. Seal the envelope
4. Write your name and unit number on the envelope

**You can give your sealed ballot to:**

1. Anyone attending the Annual Rec Board Meeting
2. Any board member
3. Put your ballot in the Rec mailbox by the tennis court

*Thank you!*

( Condo info continued from page two)

### Window Drains

Check the exterior of your windows and you will see little weep holes which allows rain water to drain out. If they become clogged due to dirt and debris, water will eventually rot the window sill. Gently clean these drains several times a year.



### Email Requests to Property Management

When emailing a request to Northwest Property, please carbon copy (cc): [emeraldgreencondowarrenville@gmail.com](mailto:emeraldgreencondowarrenville@gmail.com)

### Past Due

As a reminder, effective 1/1/2010, access to the Emerald Green swimming pool and the rental of the clubhouse will be denied to any condo homeowner who has an outstanding balance of \$5 or more on their account. If there is an issue with an outstanding amount, please contact Northwest Property Management accounting department.

### Condo Web Site

The condos have their own web site: [www.nwpropertymanagement.net/emeraldgreen/](http://www.nwpropertymanagement.net/emeraldgreen/)

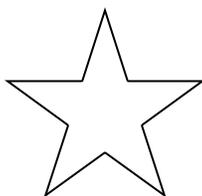
The site is used to post items such as the Board of Directors meeting dates, agendas, minutes, financials, your work orders, Rules & Regulations, Declaration & By-Laws, etc. The web site has public and private areas. To access the private area, you are required to enter a login name and a password. To receive your login name and password please make a request online through the web site. After you receive your login name and password you will have access to the private area. The Condo Association no longer uses [emeraldgreeninfo.org](http://emeraldgreeninfo.org) to post information.

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## FREE NEIGHBORHOOD ADS



This is a new addition to our newsletter! Any Emerald Green resident can submit an ad to sell something, give something away, services (i.e. babysitting, dog walking, electrician, etc). We are limiting space to two lines, no photographs. Ads can be submitted through Facebook Messenger to Lee Ann via the EG Facebook page, or write up your ad and drop it in the Clubhouse mailbox near the tennis court. **Next "Ads" due date is November 23, 2018!**



### FOR SALE:

2 Drawer Filing Cabinet. Includes hanging folders with tabs and plastic file folders. \$60 OBO Call Carole 630-393-3491



# FALL Home Maintenance

## 7 Steps of Fall Maintenance from Your Emerald Green Expert

### 1 Furnace

Hire a reputable HVAC company to check and clean your furnace. Change your filter regularly.

### 2 Plumbing

Fix any leaky pipes. Winterize any piping that is exposed. Turn off water valves that lead to the exterior

### 3 Detectors

Test your smoke and carbon monoxide detectors. Replace the batteries if needed. Now your family can sleep in peace.

### 4 Roof & Gutters

Inspect your roof. If needed hire a professional. The gutters & downspouts should be free flowing to

### 5 Windows & Doors

Replace or repair any broken windows or doors. Keep the draft out by making sure they are sealed with weather stripping, caulk or spray foam.

### 6 Fireplace & Chimney

Check your fireplace and chimney. Have it swept and remove the soot buildup. Make sure it is venting out safely.

### 7 Yard Work & Maintenance

Once the weather cools down winterize your lawnmower and have your snow blower and shovels accessible. Do a thorough fall clean-up of your yard. (rake, sweep and clear entryways)



For All Your Home Needs ...  
**Call DAARE For A  
 List of  
 Reliable Professionals**

Real Estate In Emerald Green				
For Sale	2S621	Enrico Fermi Ct	A	\$127,000
Under Contract	2S641	Enrico Fermi Ct	15B	\$147,500
For Sale	29W391	Emerald Green	32C	\$149,900

For All Your Real Estate Needs... **"Call Us Today!"**  
**630.393.1700**  **daare.com**

MRED LLC—The accuracy of all information, regardless of source, seemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a DAARE professional.

# WANTED

Inventory remains low and experts say Interest rates are expected to rise soon. So NOW is a HOT time to sell your home and still get GREAT value on your NEW home.

***I HAVE BUYERS! BUYERS! BUYERS!  
I NEED SELLERS! SELLERS! SELLERS!***

**2 Bedroom condo  
with a pond view.  
Our buyer is ready  
for the right  
property.**

**3 Bedroom  
condo or villa:  
Our buyer is ready for  
the right property!**

## **REWARD:**

Sell your home easily through us. CALL CHUCK SADOWSKI right now with all your selling and buying needs!



**Mobile (847)347-4448**

[Chuck@yougotchuck.com](mailto:Chuck@yougotchuck.com)

[www.yougotchuck.com](http://www.yougotchuck.com)

*Northwest* **PROPERTY &  
FINANCIAL MANAGEMENT**  
*Corporation*

780 Tek Drive • Crystal Lake, Illinois 60014  
815-459-9187 • Fax 815-459-1306  
[www.nwpropertymanagement.net/emeraldgreen/](http://www.nwpropertymanagement.net/emeraldgreen/)

**EMERALD GREEN CONDOMINIUM ASSOCIATION**  
Consent for Electronic Notice

The undersigned, a record owner for address and unit \_\_\_\_\_  
within the Emerald Green Condominium Association (“Association”) do hereby elect to receive  
Association notices and information electronically rather than hard copy. I hereby designate the  
following electronic mail address: \_\_\_\_\_ as the address  
to which all Association notices and information should be sent. I hereby agree that I will  
consider all such communication to be proper notice of Association matters.

This consent may be rescinded or modified at any time by sending written notification to  
the Association in care of its managing agent via certified mail, return receipt requested.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
**Owner Name (Print)**

\_\_\_\_\_  
**Owner Signature**